



MINUTES
Regular Meeting of the
Heritage Preservation Board
Tuesday, September 14, 2010, 7:00 PM
Edina Community Room
4801 50th Street West

MEMBERS PRESENT: Chair Joel Stegner, Chris Rofidal, Jean Rehkamp Larson, Arlene Forrest, Bob Schwartzbauer, Colleen Curran, Ross Davis, Katherine McLellan, and Lauren Thorson

MEMBERS ABSENT: Claudia Carr

STAFF PRESENT: Joyce Repya, Associate Planner

I. APPROVAL OF THE MINUTES: August 9, 2010

Member Rofidal moved approval of the minutes from the August 9, 2010 meeting. Member Davis seconded the motion. All voted aye. The motion carried.

II. COUNTRY CLUB DISTRICT: COA Process Clarification

Planner Repya reminded the Board that at the August meeting they agreed to continue a discussion regarding the potential of expanding the requirement of a COA review to include all changes visible from the street. Currently, when reviewing a COA such as a new detached garage and an addition to the rear of the home that is visible from the street, only the detached garage would be subject to review. A majority of the Board expressed frustration that if an addition occurring as part of a project requiring a COA is visible from the street, it too should be subject to the review of the HPB.

In an effort to address this concern, Member Schwartzbauer presented the Board with a draft resolution that would provide for the review of an addition if it is part of a project requiring a COA, and visible from the street. Consultant Vogel, unable to attend the meeting, provided his opinion of the resolution in an email to the Board in which he cautioned that requiring a COA for additions visible from the street would increase the workload for staff and the consultant; and might require an amendment to the District's Plan of Treatment, as well as a definition of the term "new construction".

Addressing Mr. Vogel's concerns, Member Schwartzbauer clarified that what he is proposing does not include a review of all additions visible from the street; rather only those that are part of a project that requires a COA (such as the moving a detached garage or the construction of a new garage.)

Discussion ensued in which the following comments were expressed:

- During the joint work session with the City Council they were very clear in stating that the HPB should take the lead in managing the Country Club District plan of treatment.

- The proposed resolution is a clarification of policy for the review of projects currently subject to COA review; not a requirement increasing the projects needing a COA.
- Including the review of an addition visible from the street that is part of a COA application is a change that Planner Repya will convey to the applicants during the meeting that is required prior to making application.
- The proposed clarification of what is reviewed as part of the COA application also needs to be clearly defined on the HPB's web site.

Board members agreed that the proposed resolution did a good job of addressing the frustration they have experienced when reviewing COA applications. Member Schwartzbauer volunteered to continue working with staff on incorporating any suggested changes to the draft resolution. Board members stated that they appreciated Member Schwartzbauer's work on the resolution, and expressed their desire to continue the discussion until the October meeting when Consultant Vogel will be available to weigh in on the discussion. No formal action was taken.

III. MORNINGSIDE BUNGALOW STUDY: Draft Report Review

Consultant Vogel provided the Board with a draft copy of the "Historic Bungalows of the Morningside Neighborhood" that was submitted to the Minnesota Historical Society in fulfillment of the CLG matching grant which assisted in funding the project. In a memo to the Board, Mr. Vogel explained that the MHS requirements for the document vary somewhat from the planning needs that have been expressed by the city, thus he requested the Board provide opinions regarding how the study could be enhanced to best meet the goals the HPB has for the project.

A general discussion ensued when the following suggestions were provided:

- Include a map outlining the Morningside neighborhood (including Individual lots)
- Provide photos and/or sketch plans for the various bungalow classifications.
- Include a list of the homes in the Morningside neighborhood that have been identified as being bungalow style.
- A great report, but a lot of text – provide more visuals (photos, graphics, etc.)

Addressing the landmark eligibility requirements, concern was expressed regarding the work entailed, and the related costs in determining the eligibility of potential landmark properties. Questions were also raised regarding the potential workload involved in the event 25 or so bungalow homeowners request landmark designation of their homes at the same time.

Planner Repya agreed to forward the Board's comments and questions to Consultant Vogel. Board members agreed that they looked forward to continued discussion of the study with Mr. Vogel at the October meeting. No formal action was taken.

IV. COMMUNITY COMMENT: None

V. RESOLUTION OF APPRECIATION: Elizabeth Montgomery

Board members signed a resolution of appreciation thanking Elizabeth Montgomery for serving as a student member on the HPB for two years, during her junior and senior years at Edina High School.

VI. HISTORIC PRESERVATION CONFERENCE: September 16-17 in Winona

Planner Repya reported that Chairman Stegner and Members Davis, Carr and Curran will represent the Edina HPB at the State's Preservation Conference in Winona at the end of the week. Board members expressed their gratitude to those attending and agreed that they looked forward to a report on the conference at the October HPB meeting.

VII. OTHER BUSINESS:

1. Zoning Ordinance Update Committee Open House – September 15th, 7:00 p.m.

Member Forrest announced that the Planning Commission's Zoning Ordinance Update Committee will hold an open house on September 15th to present the results of their work in three areas:

1. An alternate Setback Standard
2. Driveway Width Regulations, and
3. Planned Unit Development

Ms. Forrest pointed out that the alternate setback standard and driveway width regulations are both issues that will have an important impact in the Country Club District because the neighborhood consists of many lots that do not meet the current zoning ordinance requirements with respect to setbacks and driveway width. It is hoped that if the City Council approves the proposed changes, non-conforming setbacks and driveway widths will be less of a problem in the future.

Member Rehkamp Larson asked if the committee was addressing the setback criteria relative to building height, noting that the current standard prohibits the construction of a gable end Colonial style home on a narrow lot – a real drawback since that is an important architectural style in the Country Club District. Member Forrest explained that she has raised that issue with the committee on several occasions, and will continue to do so. All agreed height/setback calculation is very important for the Country Club District.

Following a brief discussion, Ms. Forrest agreed to keep the HPB advised about the proposed changes to the Zoning Ordinance. Board members thanked Ms. Forrest for her report, and agreed that they looked forward to some relief from the tight restrictions regarding setbacks and driveway width which currently have a negative impact on the historic Country Club District.

2. Mid-Century Edina –1950 & after

Chairman Stegner observed that since the Heritage Preservation Board was created in 1976, the focus of the Board's activities has centered on the time period from pre-1888 until approximately 1944. The City's Historic Context Study reflects that observation with an emphasis on the growth of the community prior to the 1950's and 1960's. Mr. Stegner pointed out that since Edina experienced its most prolific period of growth and development in the post-war, baby boomer era, perhaps when the Board is working on goal setting, a consideration for adding a mid-century emphasis should be considered.

Board members briefly discussed Mr. Stegner's comments; agreeing that a future emphasis on mid-century Edina is worthy of consideration when setting goals.

3. 4602 Bruce Avenue – New Home

Member Rehkamp-Larson observed that she toured the new home at 4602 Bruce Avenue that was subject to a COA review by the HPB, and was very pleased. She explained that the scale of the home in context to the surrounding homes is very compatible. Furthermore, she commended the builder, Andy Porter for listening to comments and concerns of the neighbors and HPB; adding that the finished home would serve as a good case study for future projects.

Board members expressed their agreement with Ms. Rehkamp Larson, noting that the new home is a credit to the HPB's efforts in the Country Club District.

VIII. CORRESPONDENCE: None

IX. NEXT MEETING DATE: October 12, 2010

X. ADJOURNMENT: The meeting adjourned at 8:25 PM

Respectfully submitted,

Joyce Repya